



**A-REIT Leased or Renewed 33,031 sqm of Space  
Representing S\$7.4 million annualised rental income**

**13 July 2005, Singapore** - Ascendas Real Estate Investment Trust (“A-REIT”) has renewed and signed new leases (including expansions) amounting to a total net lettable area of 33,031 sqm, representing 3.4% of the net lettable area in its property portfolio for the three-month period ended 30 June 2005 (the “**Period**”). These leases represent S\$7.4 million annualised rental income for A-REIT.

Total new leases (including expansions) for this Period was 9,850 sqm of lettable space of which 42% was in the Industrial Park properties and 24% was in the Science Park/Business Park properties. The remaining 34% was in the other two asset classes – Hi-tech Industrial Park properties and Logistics. Altogether these new leases represent S\$1.9 million annualised rental income to A-REIT. The net allocation for this Period was 1,704 sqm.

The overall portfolio occupancy rate for this Period was 94.9% compared to 89.1% in the same period last financial year. The occupancy rate for A-REIT’s multi-tenanted buildings<sup>1</sup> has also increased to 89.8% as at 30 June 2005 compared to 86.9% in the prior corresponding period.

A-REIT’s portfolio comprises 55% multi-tenanted buildings and 45% long-term leases in sale-and-leaseback properties by portfolio value for this Period.

The average gross rentals of the expansions, new leases and renewals in this Period for business space (including science park) is S\$25.45 per sqm per month; for hi-tech

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<sup>1</sup> Multi-tenanted buildings in A-REIT’s portfolio as at 30 June 2005 includes: (1) The Alpha, (2) The Aries (3) The Capricorn (4) The Gemini (5) Honeywell Building (6) Techlink (7) Techplace I (8) Techplace II (9) Changi Logistics Centre (10) Siemens Center (11) Trivec Building (12) Nan Wah Building (13) Fedex Building (14) Techpoint (15) CG Aerospace Building (16) Telepark (17) KA Centre and (18) KA Place (19) CG Aerospace Building (20) MSL Building.

industrial space is S\$20.14 per sqm per month; for industrial space is S\$15.38 per sqm per month and for logistics is S\$14.30 per sqm per month.

Mr Philip Pearce, Portfolio Manager said, “A-REIT’s performance in the first quarter clearly reflects that rents across the portfolio continue to be stable and the level of renewals and leasing of vacant space further underpins the A-REIT income stream. ”

A-REIT welcomes Faro Singapore which brings the occupancy at CG Aerospace Building to 100%; Permenpronon Technologies at Techplace I; Osteopore International and Ansoft Corporation at The Alpha and Asys Automation Singapore at KA Centre.

Existing tenants expanding their space include Venture Corporation and Infodisc Multimedia Manufacturing at Techplace II; ikonvergenz at Techpoint; and Akzo Nobel Surface Chemistry at The Gemini. Renewal tenants include Motorola Electronics at Techpoint; Federal Express Pacific at Techlink; Univac Precision Engineering and New Urban at Techplace I; and Akzo Nobel Surface Chemistry at The Gemini.

**Table 1: Portfolio Occupancy by Asset Class and Properties**

<b>As at 30 June 2005</b>	<b>Occupancy Rate</b>
<b>LIGHT INDUSTRIAL</b>	
Techplace I	84.3%
Techplace II	94.3%
OSIM HQ Building	100.0%
Ghim Li Building	100.0%
Progen Building	100.0%
SB Building	100.0%
Autron Building	100.0%
Volex Building	100.0%
Steel Industries Building	100.0%
Exklusiv Centre	100.0%
Da Vinci Building	100.0%
MSL Building	89.4%
AEM-Everttech Building	100.0%
Hyflux Building	100.0%
Weltech Building	100.0%
BBR Building	100.0%
<b>HI-TECH INDUSTRIAL</b>	
Techlink	87.3%
KA Centre	58.3%
KA Place	36.2%
Kim Chuan Telecommunications Complex	100.0%
Techpoint	95.3%
Siemens Center	100.0%
Wisma Gulab	100.0%
Infineon Building	100.0%
<b>LOGISTICS &amp; DISTRIBUTION CENTRES</b>	
Changi Logistics Centre	94.5%
IDS Logistics Corporate HQ	100.0%
Trivec Building	100.0%
TT International Tradepark	100.0%
Nan Wah Building	93.4%
C&P Logistics Hub	100.0%
CG Aerospace Building	100.0%
MacDermid Building	100.0%
Fedex Building	100.0%
Freight Links (Changi) Building	100.0%
Freight Links (Toh Guan) Building	100.0%
7 Changi South Street 2	100.0%
<b>BUSINESS PARKS</b>	
The Alpha	65.6%
The Gemini	66.2%
The Aries	93.6%
The Capricorn	91.4%
Honeywell Building	97.6%
Ultron Building	100.0%
Telepark	100.0%
<b>OVERALL OCCUPANCY</b>	<b>94.9%</b>

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### **About A-REIT ([www.a-reit.com](http://www.a-reit.com))**

A-REIT is the first business space and light industrial real estate investment trust ("REIT") listed on the SGX-ST. It has a diversified portfolio of 44 properties in Singapore, comprising business park (including science park), light and hi-tech industrial properties, and logistics and distribution centres, with a book value of S\$2.3 billion. These properties house a tenant base of over 500 international and local companies from a range of industries and activities, including research and development, life sciences, information technology, engineering and light manufacturing. Major tenants include SingTel, C&P Logistics, Siemens, TT International, Honeywell, IHPC, Zuellig Pharma, LFD (Singapore), OSIM International, Venture Corporation, Federal Express, Freight Links Express, Johnson & Johnson, RSH, Infineon Technologies, Procter & Gamble and Hyflux.

A-REIT is listed in several indices. These include the Morgan Stanley Capital International, Inc (MSCI) Index, the FTSE Global Small Cap Asia Pacific Ex Japan Index Series, the European Public Real Estate Association/National Association of Real Estate Investment Trusts (EPRA/NAREIT) Global Real Estate Index, (GPR) 250 Asia and the Standard & Poor inaugural S&P Asia PowerPicks 2004 portfolio.

A-REIT is managed by Ascendas-MGM Funds Management Limited (in its capacity as manager of A-REIT), a 60:40 joint venture between Singapore-based Ascendas Pte Ltd and Australian-based Macquarie Goodmann Management Limited.